



£650,000

KEY TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: E

Derrington Stafford

Barn Long Lane Derrington
Stafford Staffordshire



Nestled in a charming rural setting, this detached barn conversion is a rare find. Its allure lies in the beautiful exterior, spacious layout, and unique charm that's sure to captivate you.

Approaching the property through a private gated entrance drive, discover a well-kept garden and detached garage. Inside, a welcoming entrance porch and hallway lead to a living room with dual aspect windows and an exquisite stone fireplace with log burning stove. Explore further to find a country-cottage-style kitchen, a spacious dining room, an office/sitting room, utility, and guest WC on the ground floor. Upstairs, a surprising amount of space unfolds with a modern family bathroom and four generously sized bedrooms, two with En-suites. This property is truly special, offering an exceptional opportunity. Don't miss out—secure your viewing by contacting us today!

- Large Detached Barn Conversion
- Living Room with Log Stove & Large Dining Room
- Country Cottage Style Kitchen & Sitting Room/Office
- Utility & Guest WC
- Four Bedrooms, Two En-Suites & Family Bathroom
- Private Gated Driveway, Garage & Garden

You can reach us 9am to 9pm, 7 days a week

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Entrance Hallway

There are stairs off, rising to the First Floor Landing & accommodation with an understairs cupboard housing an oil fuelled central heating boiler. There is also tiled flooring, a radiator, and a double glazed window to the front elevation.

Living Room 19' 4" x 12' 3" (5.90m x 3.73m)

A good sized dual-aspect reception room which features double glazed windows to both the front & rear elevations, an imposing stone Inglenook fireplace housing a contemporary styled cast-iron stove. The room also benefits from having two radiators.

Utility Room 4' 11" x 5' 4" (1.49m x 1.62m)

Fitted with a range of wall & base units with work surfaces over, and incorporating an inset stainless steel sink/drainer, and space(s) for appliance(s). There is also tiling to the floor, and a radiator.



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Guest WC 2' 7" x 4' 11" (0.79m x 1.50m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, and a wash hand basin with mixer tap. There is also a radiator, tiled flooring, and a double glazed window to the rear elevation.

Kitchen 8' 11" x 12' 0" (2.73m x 3.65m)

A country styled kitchen which is fitted with a matching range of wall, base & drawer units with fitted work surfaces over & discreet under cupboard lighting, and incorporating an inset Belfast style sink with mixer tap over. Integrated/fitted appliances include an integrated dishwasher, refrigerator, freezer, and space to accommodate a freestanding Range style cooker. The room also benefits from recessed ceiling downlighting throughout, tiled flooring, a radiator, a double glazed window to the rear elevation, and to the rear elevation a wooden door with a glazed panel insert.

Dining Room 12' 5" x 13' 3" (3.79m x 4.04m)

A second good sized reception room, that features a period style cast-iron open fireplace with a tiled hearth, a radiator, and double glazed French doors which provide views and access out to the garden.

Office/Sitting Room 12' 5" x 9' 4" (3.79m x 2.84m)

Having a double glazed window to the rear elevation, and a radiator.

First Floor Landing

Featuring three skylight windows, with two radiators, a further two double glazed windows, a useful built-in cupboard with door off, and further internal door(s) providing access to;

Bedroom One 13' 1" x 13' 4" (4.0m x 4.06m) maximum measurements

A spacious double bedroom which features a built-in double wardrobe, and having a radiator and a double glazed window to the front elevation. A further internal door leads through into the En-suite.

En-suite (Bedroom One) 5' 7" x 12' 6" (1.71m x 3.80m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin, a panelled bath featuring multiple water jets, and a separate tiled shower cubicle fitted with a mains-fed shower. There is inset ceiling downlighting, tiled flooring, a radiator, and a double glazed window to the rear elevation.

Bedroom Two 11' 0" x 11' 6" (3.36m x 3.51m)

A second double bedroom with a built-in double wardrobe, a radiator, and a double glazed window to the rear elevation. A further internal door leads through into the En-suite.





En-suite (Bedroom Two) 3' 10" x 7' 4" (1.18m x 2.24m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a wash hand basin, and a tiled shower cubicle fitted with an electric shower. There is also a chrome towel radiator, tiled flooring, and a double glazed window to the side elevation.

Bedroom Three 9' 1" x 10' 2" (2.77m x 3.11m)

A third double bedroom with a built-in double wardrobe, a radiator, and a double glazed window to the rear elevation.

Bedroom Four 7' 9" x 8' 10" (2.35m x 2.68m)

Having a built-in wardrobe, a radiator, and a double glazed window to the rear elevation.

Bathroom 8' 1" x 7' 6" (2.47m x 2.29m) maximum measurements

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a wash hand basin with mixer tap, and a panelled bath. There is also a chrome towel radiator, inset ceiling downlighting, tiled flooring, and a skylight window.



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Externally

The property is approached over a private & gated driveway which sweeps to the rear of the property allowing access to the detached single garage & well-maintained lawned garden area.

Garage

A detached single garage accessed through double opening barn style garage doors.



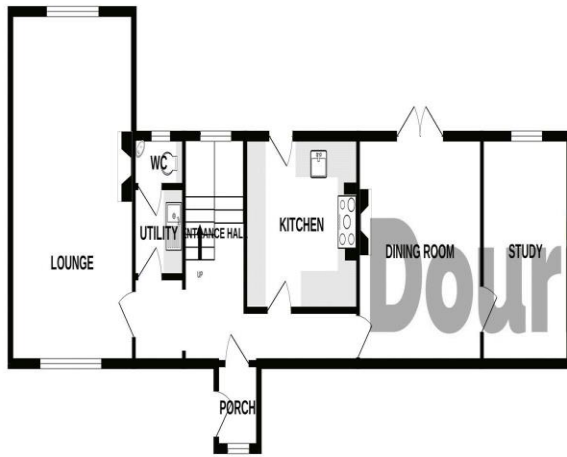
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GROUND FLOOR



1ST FLOOR



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| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 81 | 83 |

EU energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC
www.epc4u.com



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